

Property Particulars

RAMSGATE, KENT

12 QUEEN STREET, CT11 9DR

**RETAIL PROPERTY WITH RESIDENTIAL
POTENTIAL - FOR SALE**



LOCATION

The property is located in the harbour town of Ramsgate, Kent. The property is on Queen Street in the town centre. Nearby occupiers include CEX, Lloyds Bank, KFC, Cancer Research and Barclays Bank.

DESCRIPTION

The property is laid out over basement, ground, first and second floors. The previous occupier did not use the upper parts and therefore are in need of repair.

The access to the upper parts has been removed by the previous tenants however are due to be replaced. The property is being sold without planning. The property has the following dimensions and net internal floor areas,

Net frontage	5.51 m	18ft 1in
Gross Frontage	6.50 m	21ft 4in
Internal Width	5.50 m	18ft 1in
Shop Depth	11.37 m	37ft 3in
Ground Floor	65 sq m	700 sq ft
Basement	61 sq m	656 sq ft
First Floor	59 sq m	635 sq ft
Second Floor	56 sq m	603 sq ft
Total	241 sq m	2,594 sq ft

PLANNING

The property is sold without planning however the upper parts are configured as residential although listed as storage.

BUSINESS RATES

The property has a rateable value of £15,250.

Note: Prospective tenants are advised to make their own enquiries with the local authority.

VAT

VAT will be payable if applicable.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

PRICE

We are instructed to offer this property for **£285,000**, subject to contract.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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